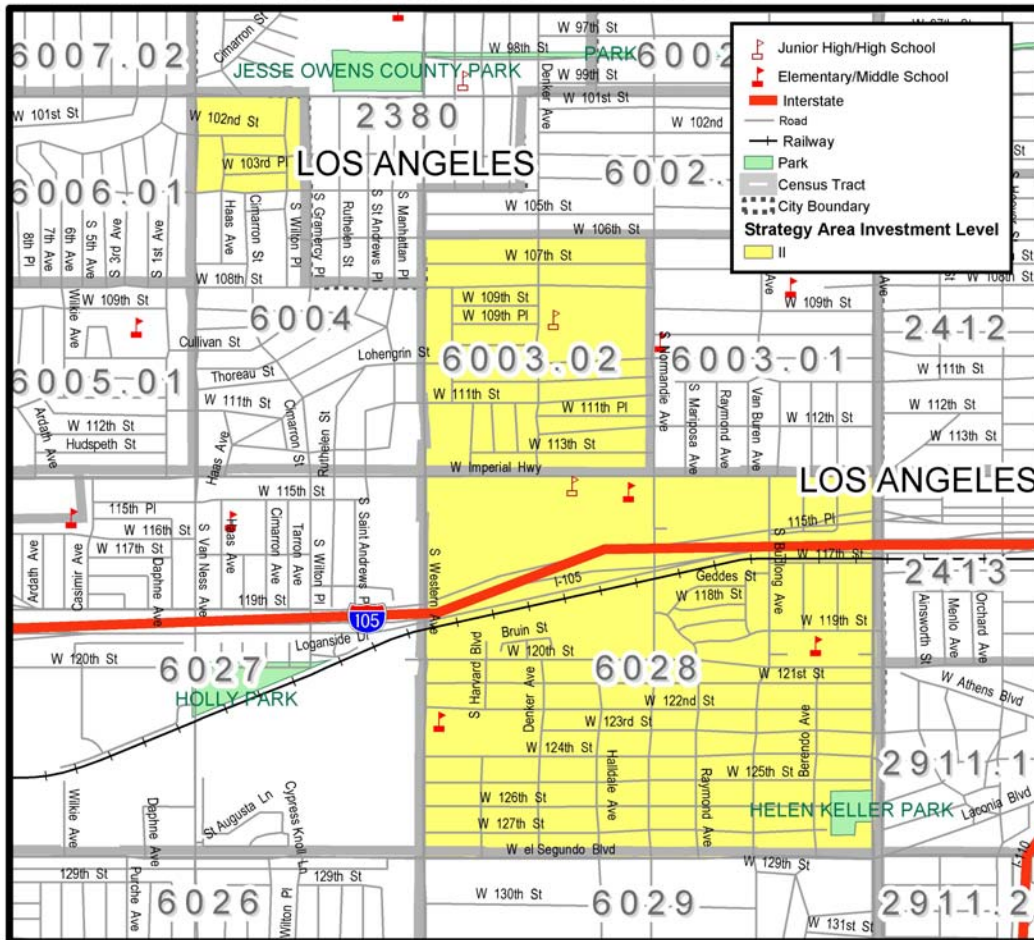


Athens-West Athens-Westmont II



Physical Description

The northwest block group (6004.00-1) is predominantly 4-plex apartments. The houses within the area as a whole are generally in standard condition. Some of the apartments exhibit signs of deferred maintenance. Tracts 6003.02 and 6028.00 primarily contain single-family homes, mostly in standard condition. Interstate 105 and the Green Line Light Rail traverse this area and there is a station at Vermont Avenue. There is an old-style reservoir in this tract, local businesses and apartments along Western Avenue, and a mix of residential and commercial uses along El Segundo Boulevard and Imperial Highway. Graffiti is found primarily near major streets.

Community Development Needs

Demand generated by light rail and Interstate 105 use could foster recycling and improvement of business and residential properties close to Vermont Avenue and Imperial Highway. Selected investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Graffiti removal is needed in several spot locations.

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Replacement of substandard units	
Commercial revitalization	
Graffiti removal	

Total Population	13,033	Total Units	4,010			
Race/Ethnicity (% of Pop.)		Occupancy				
White	1.7%	Renter-Occupied	47.3%			
Black	60.8%	Owner-Occupied	52.7%			
Asian	2.1%	Vacant Units	185			
American Indian/Alaskan Native	0.1%	(% of Total Units)	4.8%			
Native Hawaiian/Other Pacific Islander	0.2%	Type of Units				
Some other Race	0.6%	Single-family units	63.8%			
Two or more Races	1.5%	Duplex/Multifamily	34.4%			
Hispanic	33.0%	Mobile Home, Boat, RV, etc	1.8%			
Low-Income persons	54.3%	Age of Units				
Median Income	\$34,244	Built before 1940	9.0%			
Compared to County Median	81.2%	Built before 1950	24.0%			
Education Level (% of Pop.)		Built before 1970	45.1%			
Less than 9th grade	16.7%	Built in 1970 or later	21.9%			
Some High School	19.9%	Persons per Occupied Unit	3.4			
High School Diploma	21.4%	Overcrowded	26%			
Some College	31.2%	Renters	37.7%			
College Degree	8.6%	Owners	15.4%			
Advanced/Graduate Degree	2.2%	Bedrooms by Gross Rent				
Unemployed		(% of Total Rentals)				
		None	1			
		2	3			
Male (of % employable males)	12.8%	\$0-199	0.4%	1.0%	2.6%	0.0%
Female (of % employable females)	11.5%	\$200-299	0.0%	1.0%	2.8%	0.8%
Households receiving Public Assistance	12.7%	\$300-499	6.7%	10.7%	3.7%	1.2%
Persons in Poverty	27.0%	\$500-749	7.4%	19.5%	15.7%	1.3%
		\$750-999	1.5%	3.1%	10.3%	2.5%
		\$1000+	0.6%	0.0%	1.6%	5.6%